Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230544714

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $700,000.00.

M. Allyn Brannan
Affiant

Subscribed and sworn to before me, this 7th day of July, 2023.

Notary Public
My Commission Expires: Sep 21, 2026

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1024479 DEEDWARR
07/10/2023 12 47 08 PM 2 pgs
Fees $13 00 Taxes $2,590 00

20230710-0052544

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
85 Brookwood Ter, LLC 2308 Cruzen St. Nashville, TN 37211	New Owner	Tax Parcel ID No. 103-14-0-030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monty Chad Herring and Emily Peace Herring, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **85 Brookwood Ter, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Revised Plan Hillwood Terrance, Section 2 of record in Plat Book 3300, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Monty Chad Herring and Emily Peace Herring by Warranty deed from Estate of Elva Claire Tinnin Christopher of record in Instrument No. 20180619-0059022 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 19, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 73, Register's Office for Davidson County, Tennessee.

This is improved property located at 85 Brookwood Ter Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 7th day of July, 2023.

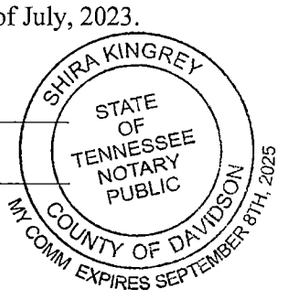
Monty Chad Herring

Emily Peace Herring

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Monty Chad Herring and Emily Peace Herring, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2023.



Notary Public
My Commission Expires _____